



SUMMARIZED MEETING MINUTES

**NEIGHBORHOOD ENHANCEMENT COMMISSION
REGULAR MEETING**

**Wednesday, December 7, 2005
CD 1-3 Conference Rooms, Ste. 105
1st Floor, One Civic Center
7447 E. Indian School Road**

PRESENT:

Patricia Badenoch, Vice-Chair
Lisa Haskell, Commissioner
John Horwitz, Commissioner
Aaron Kern, Commissioner
Christine Schild, Commissioner

ABSENT:

John Shultz, Chairman (excused absence)
Jim Pompe, Commissioner (excused absence)

STAFF:

Raun Keagy
Joanie Mead
Judy Register

APPLICANTS:

Villa La Playa
Jeffrey Masich
Allen Friedman
Scott Amison
George

La Vida
Donald Marr, Representative

Villa San Marcos
Gail Pieser, President of the Board of Directors
Terry Hanson, Vice President of the Board of Directors
Daryl Curney, Secretary of the Board of Directors
Sally Curney, Member of Landscaping Committee

La Cuesta
Myron Snow, Vice President of the HOA

Heritage Village III
John Wolff, President of the HOA

La Casa De Fuente
Kay McCartney, Treasurer
Leslie Wurman, Secretary

Hallcraft Villas Scottsdale I
Jim Mengerlinghausen

CALL TO ORDER/ROLL CALL

Vice-Chair Badenoch called the meeting to order at 5:37 p.m. A roll call confirmed the presence of Commissioners as noted above.

1. Approval of November 16, 2005 Minutes

Commissioner Kern requested one change on pg. 5, the third sentence in the second to last paragraph. It should read as follows: that he hasn't seen any place where that type of retail in the project has worked successfully.

COMMISSIONER SCHILD MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 16, 2005 MEETING AS AMENDED. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED WITH A UNANIMOUS VOTE OF FIVE (5) TO ZERO (0).

2. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from Villa La Playa (HOA 11-05).

Jeffrey Masich recalled that the group came before the Commission two months prior regarding the issue revolving around the property owners association as opposed to a homeowner's association. Mr. Masich indicated that the group is a non-homeowner's association that resides within the McCormick Ranch Property Owner's Association.

Mr. Masich confirmed that their original request was submitted as a Neighborhood Group and after further research determined that, as the City regulations are currently written, the group qualifies as an HOA. The group received an invitation to return to the December meeting in order to apply for a reduced amount under the HOA regulations.

Mr. Masich reported that the Villa La Playa request is for \$2,500.00 to assist with entrance signage. Representatives Allen Friedman, Scott Amison, and George introduced themselves to the Commission.

Commissioner Schild applauded the representatives for their persistence and willingness to come before the Commission on different occasions to discuss the non-homeowner's association issue.

Vice-Chair Badenoch noted that the application was very thorough and the group worked very hard to get to this point.

In response to inquiry by Commissioner Haskell, Mr. Masich confirmed that lighting is not necessary in the signage proposal due to preexisting streetlights.

Vice-Chair Badenoch noted the high level of resident involvement, pointing out that over 65 individuals signed an endorsement.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$2,500.00 TO VILLA LA PLAYA. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

3. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from La Vida (HOA 12-05).

Donald Marr, La Vida Representative, reported that La Vida is beginning a re-landscaping project of their park. The park consists of mature trees with shrubbery and ground cover that has died and is in need of replacement. He also noted the need to replace the 20-year-old bubbler irrigation system with a drip system that will accommodate the new plants. Mr. Marr clarified that the proposed project costs are \$6,500.00. La Vida is requesting an NEC grant in the amount of \$2,500 to assist with the costs of the project.

Commissioner Schild inquired as to whether the park is a community gathering spot for the neighborhood. Mr. Marr reported that there are park benches and walkways throughout the park, which is about the size of a football field. There is a pool/barbeque area adjacent to the park for use by the 60 homeowners in the association.

In response to inquiry by Commissioner Horwitz regarding water savings, Mr. Marr noted that the new irrigation system will be more efficient.

In response to inquiry by Vice-Chair Badenoch, Mr. Marr informed the Commission that 75% of the HOA membership attends their annual meeting, even though most of the residents are seasonal. The HOA's landscaping company will handle the project.

Noting that the range of bids for this project varies, Commissioner Haskell questioned whether Mr. Marr is confident in their choice of landscaper. Mr. Marr assured the Commission that the chosen landscaper is the best choice for the job since they will also maintain the landscape weekly.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$2,500.00 TO LA VIDA. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

4. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from Villa San Marcos (HOA 13-05).

Gail Pieser, President of the Board of Directors/Chairman of Landscape Committee, introduced her companions as: Terry Hanson, Vice President; Harold Curney, Secretary; and Sally Curney, a member of the Landscape Committee.

Ms. Pieser reported that Villa San Marcos is essentially focusing on landscaping. She noted that issues such as new signage and lighting on the corner of 78th Street/Indian

School had been removed from the grant application. In consideration of the pending improvement project with the City, the HOA did not want to do anything that would have to be changed or undone. As a result, a representative is working with the City regarding the lighting issue.

Ms. Pieser reported that the previous NEC grant allowed them to plant 27 new trees along their barren perimeter. She noted that with approval of the current application the plan is to add new trees to the interior of the property, barren lots (photos provided), and to replace old shrubbery on certain lots (lots highlighted on index form provided). The project includes low water usage materials, desert appropriate plants/trees, and thorny plants for security (as requested by residents). Considering the weather, Ms. Pieser suggested that it would be more feasible to wait to begin the project until after the frost timeframe.

In response to inquiry by Commissioner Horwitz regarding turf removal, Ms. Pieser reported that an article was included in their newsletter, asking residents if they would be interested in switching from turf to xeriscape, allowing the HOA to participate in the turf removal program.

Ms. Pieser also noted the need to automate and update their irrigation system. Commissioner Horwitz suggested that there is a current rebate program for irrigation controllers, which could apply to every homeowner. Ms. Pieser noted that that avenue is being researched as well.

Commissioner Schild commented that the group is very organized and knowledgeable about what can be done to improve their neighborhood, which shows a high level of interest and participation in the process. The request for replacing old plants with thorny plants for security is new and creative.

Vice-Chair Badenoach reported driving through the neighborhood and found it to be very charming and beautiful. The newly planted trees look cared for and healthy.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$2,500.00 TO VILLA SAN MARCOS. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

5. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from La Cuesta (HOA 14-05).

Myron Snow, Vice President of La Cuesta HOA, noted that his wife is the Chairman of the Landscaping Committee and could not attend tonight's meeting.

La Cuesta consists of 137 single-family homes, desert landscaping approximately 12 feet wide, and some olive trees. The neighborhood contains two corners with grass that they would like to replace with desert landscaping, along with two more corners to be upgraded to boulders, mounding and granite. Mr. Snow noted that their plan is to slowly start moving away from the corners, and do more mounding and boulders, in order to save approximately 90% of their water usage on these corners.

Commissioner Horwitz commented that saving water is definitely what is needed and he will be supporting their project. Commissioner Schild expressed that she is glad to hear they are including plantings and are not just replacing the grass with gravel, in order to beautify the entry corners.

Commissioner Haskell asked whether they will be gradually converting to xeriscape on the rest of the property. Mr. Snow stated that they would like to move down the perimeter, also including plants that need less water such as yuccas and ocotillos.

In response to inquiry by Commissioner Horwitz, Ms. Mead confirmed that La Cuesta will be able to apply for the irrigation replacement program. Commissioner Horwitz informed the meeting that the City is currently reimbursing up to \$250 for electronic automated programming units for drip systems.

Commissioner Horwitz invited Mr. Snow to return over the next year as their program progresses.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$2,500.00 TO LA CUESTA. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

6. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from Heritage Village III (HOA 15-05).

John Wolff, President of the HOA, noted that Heritage Village III would like to replace the sign at the front entrance.

Mr. Wolff confirmed that the provided photograph was taken from Villa Linda, looking into the entranceway. The current sign is 15 –years old and made of wood. The new sign will be a monument sign mounted on top of a concrete slab, made up of cinder block and will then be stuccoed. Brick will be placed along the top and bottom for decoration.

Commissioner Schild commented that the new sign will be more modern and will definitely match the character of the neighborhood. Vice-Chair Badenoch agreed and indicated that she will also be supporting the project.

Commissioner Haskell noted that the current sign is hard to see and inquired about lighting. Mr. Wolff explained that the lighting is low to the ground and will be used with the new sign.

Commissioner Horwitz asked whether they would consider replacing some of the grass with desert landscaping to conserve water. Mr. Wolff reported that the possibility has been periodically discussed and will be considered.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$1,683.00 TO HERITAGE VILLAGE III. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

7. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from La Casa De Fuente (HOA 16-05).

Kay McCartney, Treasurer of the Board, and Leslie Wurman, Secretary of the Board, introduced themselves.

Ms. McCartney noted that La Casa De Fuente area is approximately 23 years old and everything along the west wall has died. The plan is to replace everything along that wall with some thorny plants to provide additional security.

In response to inquiry by Commissioner Horwitz regarding lighting for security, Ms. McCartney informed the Commission that large floodlights have been installed. Ms. Wurman commented that although sufficient lighting is in place, security is still a problem.

Discussion ensued regarding the existing and proposed irrigation system.

Vice-Chair Badenoch noted a built-in maintenance fee within the budget for upkeep, which is very positive.

In response to inquiry by Commissioner Kern regarding proposed solutions to the security issues, Ms. Wurman noted that the specific issues arise from the clientele of the specific types of businesses on the west and south sides of the neighborhood.

Commissioner Horwitz asked whether they have talked with the community services police officers about doing an evaluation of the property to improve perimeter security. Ms. Mead noted that there are neighborhood safety advisors in the Citizen and Neighborhood Resources Department and suggested that Bruce Wall would be happy to do a lighting/safety inspection in order to provide suggestions.

Ms. Wurman agreed to explore some of the recommendations for increasing security.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$1,600.00 TO LA CASA DE FUENTE. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

8. Presentation and Possible Commission action on a Neighborhood Enhancement Partnership request from Hallcraft Villas Scottsdale I (HOA 17-05).

Jim Mengerlinghausen, President of the Board, addressed the results of a lighting survey conducted in June, noting that their place was nicknamed "the Tomb" because it was too dark.

Mr. Mengerlinghausen indicated the desire to replace broken floodlights in order to reduce vandalism, eliminate people cutting through, and loitering. He noted the Indian School Park border, which creates a great deal of foot traffic. The lights are motion detectors with the option of using them from dawn to dusk.

Commissioner Schild compared their situation to her own HOA and expressed support in the durable product they have chosen. Commissioner Horwitz agreed, noting that the product is long-lasting and will provide massive coverage.

COMMISSIONER SCHILD MADE A MOTION TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$2,500.00 TO HALLCRAFT VILLAS SCOTTSDALE I. COMMISSIONER HASKELL SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0).

9. Discussion and Possible Commission action in support of the ASU Scottsdale project as part of the City's revitalization effort.

Raun Keagy addressed the Commission, providing an introduction of the matter for discussion by Commissioners. He noted that the goal of tonight's agenda is to determine the level of support for the project by the Commission, as well as whether there are any specific concerns relative to the project, such as design or connectivity issues. He identified the specific main question: "Does the Commission support the project idea as a revitalization effort for this part of the City?" And if so, would the Commission be willing to provide a letter of support to City Council.

Discussion regarding Letter of Support

Mr. Keagy presented the following letter dated December 7, 2005 authored by Jeremy Jones, a member of the Development Review Board (DRB), addressed to Mayor Manross and Council Members:

"As you may know, I am the Development Review Board Member who proposed the six stipulations as we approved recommendations of the ASU Innovation Center. This is written as a citizen of Scottsdale and is not intended to be a statement of other Board Members opinions, although they may be similar. Yesterday I attended a meeting to review the proposed changes to design based on our recommendations. A significant effort has been made by Pei Cobb Freed to respond to five of the six stipulations that you should feel comfortable with the results at this point. I encourage you to vote for the project as it now stands.

We were told that Harry Cobb not only didn't resist the changes but he felt that they were appropriate to the design, as it has evolved. The development of a central court changes the significance of the linear fabric structure so it will be more of a focal point in this new limited application. At the same time, removal of the fabric structure from the streetscape required a new approach to sun shading and selection of plants. The street can now be lined with dry climate trees and the limited oasis can be covered in the central court where the people will remain outdoors for extended periods of time. The tent over the court also will tie the next parts of the campus to these first buildings where a larger open plaza would separate the buildings.

Each architect will have a different suggestion for what the façade of these initial buildings should be, but the new version is a bit more deeply sculpted and the sunshades are more extensively used. The east and west facades now respond to the low sun with deep recesses that will create strong shadows. The color of the upper portion of buildings has been made less reflective and is more appropriate to our cityscape. Entries from parking areas are given more importance with the addition of

sandstone. Refinement of the window details works for the international exposure that is intended for these initial background buildings. We will expect a more unique design when future buildings line Scottsdale and McDowell Roads. Our recommendation to review the initial location of buildings in this project is a planning and development concern, rather than a design issue.

We noted that the first buildings are so far from the streets that they will seem isolated in a large field and will have little initial effect on the streetscape. However, since these two buildings are funded, the strategy of holding more prominent parcels for future development also works. As long as we're convinced, we're willing to take the chance but the site will continue to develop quickly. Looking even beyond this project, it is clear that the process is working, as it should. The project has been extensively discussed in local meetings and formal proceedings and in the news media. While no single interest will get everything they want, the result is a balanced response to the influence of City planning, citizen input, design parameters, and the economics of development. The design of these buildings will continue to develop and the possibilities for the entire campus are undiminished by the demands that have been placed upon them. The architect has taken significant steps to make the project more appropriate for our City. I recommend that you approve the new design for the ASU Innovation Center.

Mr. Keagy reported that Ed Gawf requested that the Commission be informed about the significant changes being addressed, along with what concessions and modifications that are planned for the future.

In response to inquiry by Commissioner Schild, Mr. Keagy indicated that he did not have specific knowledge as to which five of the six stipulations were met.

Commissioner Schild requested clarification concerning what is specifically requested of the Commission. Mr. Keagy confirmed that the desire is to have the Commission issue a letter of support. He suggested that individual concerns should be expressed in a different form.

As an example of supporting language, Mr. Keagy presented the following:

Letter Addressed to the Mayor and City Council:

The Neighborhood Enhancement Commission is charged with reviewing and making recommendations to the City Council on issues that effect Scottsdale neighborhoods. To that end, the NEC supports the ASU Innovation Center as an important component of the revitalization efforts in southern Scottsdale. Further, the Neighborhood Enhancement Commission recommends the City Council continue to move forward in a timely manner to ensure the success of this project, which is vital to the stability of Scottsdale neighborhoods.

Mr. Keagy summarized that this is a very broad encompassing statement that says: regardless of whether you like the location of streets, the amount of retail, the colors of the building, you think that this project is important and as a Commission, support it. Mr. Keagy stated that if the Commission identified issues or concerns, the recommendations for dealing with those issues need to be specific. Whereupon, hypothetical examples were briefly discussed.

In response to inquiries by Commissioners Horwitz and Haskell regarding why the letter of support was being requested, Mr. Keagy explained that the charge of the Commission is to make recommendations to City Council regarding issues that impact neighborhoods. The Commission is being asked to render its support as the representative of neighborhoods as a whole.

Discussion regarding LEED Standards

Vice-Chair Badenoch expressed her thoughts about the project's design components, particularly relative to environmental concerns. She noted that part of this project's stipulations is a mandated component that it must meet LEED standards, which she opined, is very positive. However, she noted, the project is only required to meet the lowest standard. Referring to a newsletter, Vice-Chair Badenoch explained that a project can be rated LEED certified even at the lowest point level. The LEED certification system ranges from low point certification all the way up to gold standards. She elaborated that LEED stands for leadership and energy and environmental design and it is comprised of a set of performance standards for sustainable operation of the building.

Vice-Chair Badenoch read excerpts from the referenced newsletter to the Commission, noting that she was drawn in particular to the reference of a mindset as being described as a set of assumptions and inclinations that are inherent in one's view of the world. These assumptions are usually so entrenched that we are not even aware of them while we are under their influence. And when a design team is operating within their usual set of assumptions and relationships, they frequently abandon green measures in the face of schedule, budgetary constraints, or contrary participants in the project. To engage public input after the project has gone through schematic design and to an uninformed public, as relative to the Green Building Program, is simply irresponsible. If no community is engaged to nurture and sustain those environments, they are likely to deteriorate. And their performance will suffer. Without good training and institutional memory, nearly every building starts to decline shortly after the building contractor or the commissioning agent departs. The development of the ASU Scottsdale Center for New Technology & Innovation is to impose a strong direction to significantly increase ASU's focus on direct University research and on technological transfer to the private sector.

Vice-Chair Badenoch recommended that this project requires the LEED platinum standard in order to sincerely reflect the interior/exterior atmosphere for which the buildings will house innovative technology and research, for the sustainable benefit to the public at large. This could become a model green project for the entire City.

Vice-Chair Badenoch opined that the matter should be agendaized for a presentation by the Green Building Department in order for the Commission to make an educated decision. She also stressed the importance of reviewing subsequent developments as well. Stating that this project is a legacy that will be left for future generations, she believes that the Commission has not been given enough background information to make a recommendation as a whole. She, therefore, will not be supporting the project.

Commissioner Schild referenced a current construction project she is involved in wherein all of the buildings are not going to be LEED certified. She noted that LEED elements will be incorporated into the building process, but given current events in the

marketplace regarding the cost and demand of construction materials, public construction projects working with limited budgets will be significantly impacted.

As a result of numerous discussions regarding this topic, Commissioner Schild expressed concern that mandating the platinum LEED standard would cause the industry to price itself out of building altogether.

Discussion ensued about elevating the requirements above the minimum LEED standards. The consensus of the Commission was the need for more information on mandating standards, resulting in requests for a presentation regarding LEED standards.

Recommended Language/Format of Letter

Mr. Keagy suggested that the Commission could make a recommendation using words such as "and encourages" rather than "mandate". Mr. Keagy also noted that some of the information presented by Vice-Chair Badenoch, if appropriate, should be addressed by the Environmental Quality Advisory Board rather than this Commission.

Vice-Chair Badenoch contended that it would be wiser to at least hear from EQAB before making recommendations in support of the ASU Scottsdale project. Discussion ensued about methods of educating the Commission on LEED standards.

Vice-Chair Badenoch reiterated previously stated points pertaining to LEED standards. Further discussion followed regarding LEED gold standards for environmental design as well as the timeline deadline for presenting City Council with a letter of support.

Referring to comments by Commissioner Horowitz with regard to encouraging other things as well as looking at LEED standards for this development, Commissioner Schild agreed that this project should be fully integrated into the community by assuring pedestrian access and creating those connections to the other amenities in the area.

Commissioner Horwitz expressed concern regarding the expressed need for more information and suggested that if there is any reluctance, the Commission could do a general acceptance with recommendation under separate cover.

Commissioner Haskell agreed with portions of Vice-Chair Badenoch's comments regarding the ASU project meeting a higher degree of integrity. Whereupon, discussion ensued regarding the project timeline.

Commissioner Kern continued the discussion by stating that he liked the intent of the letter and that it was a wonderful plan for the area. He expressed concerns about issues such as road alignments through adjacent parcels being made un-developable.

Commissioner Kern suggested that the Commission prepare a letter endorsing the project, including a request for due diligence in the green aspect of the building. Commissioner Schild remarked "in the care and design of the building to ensure."

Commissioner Horwitz remarked that the letter of support should be unblemished and suggested that individual Commissioner recommendations be presented under separate cover. Commissioner Schild suggested that individual concerns be addressed outside of the official action of the Commission.

Ms. Register suggested that the Commission also draft a second letter or memo to EQAB recommending that they also endorse a higher level of LEED certification, whereupon discussion ensued regarding the potential increases in costs to public projects with the application of stricter LEED standards.

Commissioner Horwitz queried Commissioners positions regarding the preparation of some form of letter of support.

Reporting on recent discussions between the School District's leadership team and representatives from ASU, Commissioner Schild noted that the Los Arcos Center would be a connection between ASU and Coronado. The timeline for development of the ASU center dovetails with the timeline for completion of construction at Coronado High School. Commissioner Schild offered 100 percent support for the project and urged that the Commission not delay the ASU project; noting that a significant delay could cause a negative impact on the partnership with Coronado.

Summarizing information obtained through the Commission's discussion, Mr. Keagy presented the following language:

The Neighborhood Enhancement Commission is charged with reviewing and making recommendations to the City Council on issues that affect Scottsdale's neighborhoods. To that end, the Neighborhood Enhancement Commission supports the ASU Innovation Center as an important component of the revitalization efforts in southern Scottsdale.

Commissioner Schild suggested that the last sentence read: "To that end, the Neighborhood Enhancement Commission supports **the development** of the ASU Innovation Center as an important component of the revitalization efforts in southern Scottsdale."

Discussion ensued about the addition of encouraging City Council to remain sensitive to the concerns of the neighbors in the area immediately surrounding the project. Commissioner Horwitz suggested adding: "The Commission also recommends the Council consider the following issues, among others."

Vice-Chair Badenoch stated that the Community is uninformed about LEED, which disables sensitivity to the project. She opined that the real issue is what kind of message is being presented about redevelopment and development concerns relative to the environment in which we live.

Discussion followed about the implication of the Commission fully supporting every aspect of the project. Vice-Chair Badenoch argued that the project will go forward without their support, but she could not in good conscience support it without further background and information.

Commissioner Schild questioned whether the current design would help, hinder, or make no difference in attracting private entities to south Scottsdale. Mr. Keagy stated that he could not answer the question. Mr. Keagy summarized that there seems to be a consensus of Commission agreement that this project will not effect the neighborhood negatively. Mr. Keagy suggested that the Commission may need to actively participate

more by making recommendations to City Council. He further suggested that the NEC show City Council all of the projects accomplished over the year in order to request additional funding.

Upon further inquiry by Mr. Keagy regarding the Commission's position, Commissioner Schild remarked that the Commission must agree to specific reservations as a whole. Mr. Keagy agreed and queried whether this project is vital to the revitalization efforts in southern Scottsdale. All Members of the Commission agreed in the affirmative.

Upon request by Mr. Keagy for a broad based statement, Commissioner Horwitz suggested: "It supports the revitalization project and the Commission supports the City's efforts developing. Commissioner Schild suggested: "The Commission supports the development of this project because we believe that it is vital to the neighborhood"

Vice-Chair Badenoch opined that it is a missed opportunity to raise the elevation of awareness to other possibilities and that a blanket overall statement could be interpreted in many ways. In response, Commissioner Schild expressed concern relative to the cost of construction and impacts on rents and occupancy, as well as how that impacts the overall sustainability of the project. Noting financial accountability and overall sustainability of the project, she stated that she didn't feel comfortable making a recommendation that would inadvertently have a significant negative impact on the overall sustainability of the project.

Commissioner Horwitz noted that the support of this project would only have value if the Commission agreed unanimously.

Mr. Keagy then presented the following language: :

The Neighborhood Enhancement Commission supports the development of the ASU Innovation Center as a vital component of the revitalization efforts in southern Scottsdale and recommends the City Council continue to move forward in a timely manner to ensure its success.

Discussion ensued regarding the definition of success and the vagueness of the word timely, as well as a recap of the Commission's discussion regarding the project in the meeting minutes.

Discussion followed regarding the status and LEED standards met in various projects to date in Scottsdale, highlighting that LEED platinum projects are few and far between.

Mr. Keagy proposed the following language:

The Neighborhood Enhancement Commission supports the development of the ASU Innovation Center as a vital component of the revitalization efforts in southern Scottsdale.

All Commissioners agreed that the proposed language accurately reflects their comments and discussion. Vice-Chair Badenoch reiterated concerns and discussion ensued concerning the priority of raising the Commission's profile with City Council.

COMMISSIONER SCHILD MOVED THAT THE NEIGHBORHOOD ENHANCEMENT COMMISSION ISSUE A LETTER TO CITY COUNCIL WHICH STATES THE FOLLOWING: THE NEIGHBORHOOD ENHANCEMENT COMMISSION SUPPORTS THE DEVELOPMENT OF THE ASU INNOVATION CENTER AS A VITAL COMPONENT OF THE REVITALIZATION EFFORTS IN SOUTH SCOTTSDALE.

Upon discussion, Commissioners Horwitz and Schild identified the following addition to the motion:

THE NEIGHBORHOOD ENHANCEMENT COMMISSION UNANIMOUSLY SUPPORTS THE DEVELOPMENT.

COMMISSIONER HORWITZ SECONDED THE MOTION.

In response to inquiry by Commissioner Haskell, Mr. Keagy confirmed that as this project progresses and design concerns arise, the Commission would have an opportunity to weigh in. Brief discussion ensued regarding the meaning and value of weighing in.

Upon inquiry by Commissioner Horwitz, Vice-Chair Badenoch agreed that she could not refute the way the language was written, but noted that her concern relates to how it was going to be implied.

Discussion ensued. Commissioner Schild clarified that this one sentence basically states that the Commission is supporting the development of this particular project. In response to inquiry by Commissioner Schild, Vice-Chair Badenoch opined that the project is dynamic and exciting, but she reiterated concerns about the integrity of the buildings.

Commissioner Horwitz suggested that the Commission address Vice-Chairman Badenoch's concerns by calendaring the issue and obtaining presentations on LEED standards. Commissioner Schild and Mr. Keagy agreed to agendize the presentations for January's meeting.

Vice-Chair Badenoch requested a presentation relative to how LEED interacts with this project in particular. Mr. Keagy committed to having Mr. Floyd or someone from his Department, educate the Commission about LEED. Discussion identified other topics to be explored, such as the status of the project, meeting minimum LEED standards, and transportation demands.

Commissioner Schild commented that other issues staff may be aware of, should be included in the agenda. She opined that a recommendation should be made about the pathway connections.

Ms. Mead reiterated that the Commission would like presentations on many elements of the site plan and the overall development of the project that relates to environmental and neighborhood issues. Commissioner Haskell noted that people are still concerned about the retail going into this site.

COMMISSIONER SCHILD MOVED TO APPROVE THE PREPARATION OF AN NEC LETTER IN SUPPORT OF THE ASU INNOVATION CENTER PROJECT.

COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED WITH A UNANIMOUS VOTE OF 5 (FIVE) TO 0 (ZERO).

- 10. Proposal and possible Commission action to amend the bylaws of the Neighborhood Enhancement Commission as it relates to the regular meeting day for the Commission. This proposal seeks to change the regular monthly meeting date from the first Wednesday to the third Thursday of each month, beginning in January, 2006, with an alternate meeting date of the second Thursday of the month.**

Ms. Mead informed the Commission that Chairman Shultz has informed her that he has been asked to head up the Weed & Seed Program, which would in turn exclude him from attending NEC meetings on the third Thursday of the month. Chairman Shultz did indicate that he is still available on the second Thursday of the month.

Discussion ensued regarding meeting dates and Bylaw requirements, whereupon the official meeting date was changed to the second Thursday of the month, with the third Thursday being the alternative meeting date. Ms. Mead committed to confirm the second Thursday as the new meeting date with Commissioner Pompe.

Commissioner Kern noted the preparation of specific verbiage which would eliminate the need for amending the Bylaws should meeting date conflicts come up in the future.

Upon inquiry by Commissioner Schild, Ms. Mead informed the Commission that Ordinance 2530 specifies that the Scottsdale Neighborhood Enhancement Commission will establish the time, place, and manner of notice of all regular and special meetings. The meeting date is defined in the Bylaws as a specific day of the month.

Commissioner Schild suggested that the Commission could develop a process where the NEC adopts a meeting calendar on the last meeting date in December, to be updated annually, establishing regular and special meetings. Discussion of the matter ensued about whether there are any advantages to having an adjustable annual meeting calendar.

Mr. Keagy noted that the rationale behind the established meeting dates is to ensure that the people served by the NEC know that the Commission meets the second Thursday of every month. He opined that the current system is probably the best way to handle the monthly meeting set-up.

COMMISSIONER SCHILD MOVED THAT THE NEIGHBORHOOD ENHANCEMENT COMMISSION AMEND ITS BYLAWS TO CHANGE THE DATE OF ITS MEETING TO THE SECOND THURSDAY OF EACH MONTH, WITH THE THIRD THURSDAY OF EACH MONTH BEING IDENTIFIED AS THE ALTERNATIVE MEETING DATE; BEGINNING WITH THE JANUARY 2006 MEETING. COMMISSIONER HASKELL SECONDED THE MOTION, WHICH CARRIED WITH A UNANIMOUS VOTE OF FIVE (5) TO ZERO (0).

- 11. Staff and Commission Updates (A.R.S. § 38-431.02 (K))**

Ms. Mead informed the Commission that its regular monthly Summary Sheets, which highlight the NEC's funding and reimbursements for the last month, has a print balance

of \$50,560.00 as of November 4, 2005. Since that time, a few projects have been reimbursed, totaling approximately \$11,648.00, to will be reflected in the next update. Two payments totaling \$556.00 have been processed on the Rock the House project.

12. Open Call to the Public (A.R.S. § 38-431.02)

No members of the public wished to address the Board.

13. Next Meeting Date and Future Agenda Items

Ms. Mead noted future meeting dates and agenda items. Vice-Chair Badenoch requested that an educational presentation on the Los Arcos/ASU Innovation Center project be placed on the agenda. Mr. Keagy recalled a request at last month's meeting for a presentation regarding changes to the zoning ordinance for residential zoning. Discussion ensued about whether or not to add the Zoning Ordinance presentation to the January agenda. Mr. Keagy suggested limiting the agenda to the two significant presentations for the January 2006 meeting, covering the Residential Revitalization R1-7 and LEED subjects.

Commissioner Schild proposed splitting the Los Arcos presentation into January and February meetings; suggesting that the Commission obtain a status update on Los Arcos in January and formulate ideas regarding specific recommendations, and then bring it back for full Commission discussion in February. She further proposed postponing the zoning issue until February and covering the full Los Arcos subject in January. The Commission agreed.

Commissioner Kern suggested an agendized item wherein a specialist presents information on connectivity of projects, the importance for neighborhoods, and user-friendly walking communities. Discussion followed regarding how much information could be covered in one meeting, stressing the importance of connectivity of projects to the rest of the neighborhoods.

Mr. Keagy reiterated the broad subjects to be covered at the January meeting would cover: the overall status, the LEED component, the connectivity component, the site plan, what are the neighborhood issues or impact, and the economics behind it.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 7:29 p.m.

Respectfully submitted,
AV-Tronics, Inc.